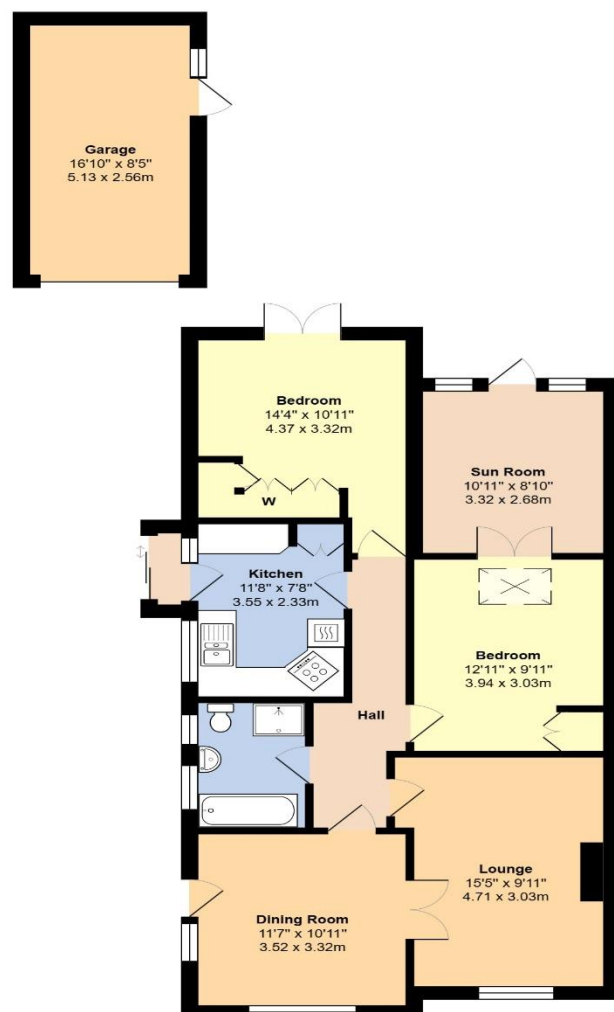


**Barnsite Gardens, Rustington,  
BN16 3QG  
£360,000 Freehold**



Total Area: 1060 ft<sup>2</sup> ... 98.4 m<sup>2</sup> (Includes Garage)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements are approximate and no responsibility is taken for error, omission or mis-statement.  
This plan is for illustrative purposes only and should be used as such by any prospective purchaser.  
Created by Jtm 2024

**Council Tax Band: C**  
**Energy Efficiency Rating: D**

**Agents Note: 'We have been advised by the seller that there was some historic movement to the original porch, which was underpinned in 1991 and has since been rebuilt. Please contact our office for further information'.**

WITH OVER...



At an Average rating of **4.9/5** ★★★★★

NOTE - For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances, and specific fittings. Room sizes should not be relied upon for carpets and furnishings.



Rustington Office  
01903 770095  
rustington@glyn-jones.com



An opportunity to purchase this extended semi-detached bungalow with West facing garden situated in a popular road, within walking distance of Rustington village.

Whilst some updating is required, the property offers spacious accommodation, which is currently arranged as; two double bedrooms, dining room with double doors opening through to the lounge; modern kitchen; bathroom and a conservatory that is accessed from the second bedroom.

The rear garden benefits from a favoured westerly aspect and is mostly laid to lawn. A driveway leads to a single garage with up and over door.

Additional benefits include; gas central heating and double glazing. The property is being sold with the added benefit of no ongoing chain.



At an Average rating of **4.9/5** ★★★★★



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**Barnsite Gardens, Rustington, BN16 3QG**

**£360,000 Freehold**

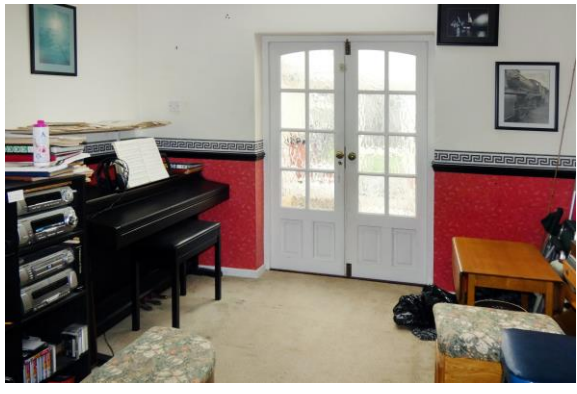


The property occupies a popular residential location, just off popular Old Manor Road and enables easy access to Rustington village centre with its extensive range of independent shops, cafe's, restaurants and Waitrose Store. Rustington seafront and promenade can be found in approximately one mile. In addition, the popular Coastliner bus service operates along nearby The Street and the picturesque seafront can be found in 1 mile.

Rustington is centrally situated on the West Sussex Coast almost midway between the cities of Chichester and Brighton. The comprehensive village centre is situated just south of the A259 which provides a link to the larger neighbouring towns of Bognor Regis and Worthing. Furthermore, Angmering mainline railway station can be found within approximately 2.5 miles and offers a regular service to London Victoria via Gatwick



**“An extended semi-detached bungalow, close to Rustington village with West facing rear garden”**



COMPANY REVIEWS

At an Average rating of

4.9/5 ★★★★★



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